

MINUTES OF REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF FALL CITY METROPOLITAN PARK DISTRICT
OF KING COUNTY, WASHINGTON
HELD JULY 27, 2010

The regular meeting of the Board of Commissioners of Fall City Metropolitan Park District (FCMPD) of King County, Washington, was held July 27, 2010, at the Fall City King County Library, 33415 42nd Place SE, Fall City, Washington, at 7:00 p.m. Commissioners Harris, Moderow, Pettersson, and Wilkins were present. Commissioner Schneidler was absent and his absence was excused.

Also present were several members of the public (approximately thirty) and Terri Divers.

1. Call to Order.

Commissioner Harris acted as Chairman of the meeting and business was conducted as follows. He stated that Commissioner Moderow has volunteered to take minutes of this meeting. Business was conducted as follows.

2. Minutes and Resolutions.

Minutes of the regular meetings held June 22, 2010 was read and approved. Minutes of the special meetings held April 20, 2010, May 11, 2010, and July 6, 2010 were read and approved.

3. Financial Report and Vouchers.

The Financial Report was reviewed. Various vouchers drawn on the Maintenance Fund were reviewed.

Upon motion duly made and seconded, the Board of Commissioners unanimously approved and authorized payment of Maintenance Fund Voucher Nos. 27 through 29 in the amount of \$514.91.

4. Business from the Floor

The following is a brief summary of the public input received:

1. Dave Hill – submitted copies of a letter to the Commissioners stating his position that the District doesn't have the money in this economy to fund this project and he objects to the project due to his proximity to the site. He would have no objection to a park if it were to have a "passive" only designation. He doesn't believe that a sports league-oriented park is appropriate at the site and objects to the traffic this type of park would create. He asked the Board if the District is relying on sports league contributions to support development and maintenance of the site. He wants the Commissioners to withdraw the grant application, if not, then change management priority to "passive use" from "mixed use", if not, then allow public input on the detailed design and usage of the site.

2. Tall Bill Blakely – wants the District to apply for the grant as a “mixed use” site and only objects to the requirements to respond to the draft grant application on a relatively short notice.
3. Terri Divers – provided notice to the Board that she would no longer volunteer her time in an administrative capacity for the District. The Board thanked her for her numerous contributions to the District. She submitted her comments regarding the project proposal in writing and also read them aloud. She suggested that the Board do more public outreach and doesn’t believe that the survey supports the purchase of the Wells site.
4. Del Moore – lives near the potential park site. He believed that it would be beneficial if the RCO Grant money were to go to Fall City and not some other city. He would like to move forward with the RCO grant application.
5. Nancy Moore – complemented the Board on the information provided on the District web site. She supports the purchase of the property because of the opportunity the current economy gives. She wanted to know how some other places (such as Totem Park) relate to the Comprehensive Plan in the FCMPD. Commissioner Harris noted that one of the requirements of a comprehensive plan is an inventory of both public and private open and community spaces within the boundaries of a public agency. Totem Park is one of the privately-held open spaces in the community.
6. John Gorton – was concerned that his neighbors don’t know what this project proposal is all about. He asked if the available parcel along the Snoqualmie River could be used for ball fields, etc. (located at 324th Avenue SE and SE 31st Street). Commissioner Wilkins informed him that it could not because it is in the flood plain and it was his understanding that it was purchased with federal funds for the King County Flood District due to a failing dike. He asked about negotiating a competitive price in this market, if that other fees were required to develop the site, and what the additional tax burden would be to the District. He asked if we feel like we have the support of the community. Commissioner Harris described the background of the costs that were identified in the project cost estimate, the approach to financing the District’s share of the costs with a long term bond, the approximate annual costs of that bond, and the comparison to the forecasted 2010 budget expenditures for the District. He also noted that the project was supported with letters of endorsement from several local groups and verbally by many individuals within the community.
7. Kevin Little – asked why the District doesn’t do more at the existing Fall City Park. Commissioner Wilkins explained that the flood plain and discovery of Native American cultural artifacts restricts development of the site.
8. Jeff Appleseth – distributed copies of the “for” statement that was included in the voter’s pamphlet at the time of the creation of the Park District. He feels that the Board should go back to the voter base before it proceeds with this project. He feels this is voter fraud, a bait and switch, and he did not vote for this project, but rather voted to maintain Fall City Park as a public park. Commissioner

Pettersson noted that the Fall City Park situation has changed from the time the FCMPD was formed.

9. Nancy Moore – thinks that the “for” statement provided by Mr. Appleseth is too narrow a definition for a Park District and it is entitled to expand their objectives past saving Fall City Park, especially since that goal has already been achieved.
10. Teresa Appleseth – lives near the potential park site. She feels that the Board has exhibited a lack of transparency and noted from the Falls Little League meeting minutes that property owners have been pressuring Commission to include ball fields on the site. She cited a sequence of events that supports lack of public accountability by the Board.
11. Matt Travis – is concerned that the on-line survey offered by the District doesn't support moving forward with acquisition of the new park site. He feels that the new park will be “forced” to be ball fields and that the Commission plans to obtain the site and then determine the use rather than determine the need and then find a corresponding site. He is also concerned the Commission will not be flexible regarding future public input.
12. Glen Grigas – doesn't feel that acquisition of the park site has enough community support and would like the Board to withdraw the grant application.
13. Debbie Welsh – moved from Duvall and loved the waterfront park in that community. She feels that the emphasis for park improvements in Fall City should be near the downtown area and the river front because businesses are dying.
14. Christine Proctor – encourages the Board to allow more time to review the project and that two years is not too long to wait until the next RCO grant funding cycle.
15. Michael Wieting – agrees that we seem to be in too much hurry to submit this grant application and feels that the site is in a residential area and is not an appropriate place to have a public park. He is concerned that we are developing land when we should keep a small town, low growth environment. His grand kids already have plenty of opportunities to play organized sports in Fall City Park. He sees other options in the community and is against obtaining this site.
16. John Chaney – would like to see us finalize and submit the RCO Grant Application and then survey the community further on the details of site development. He believes that this is the moment to move forward and he thinks that the Board is acting in good faith and is well within the authority of our roles. He understands that we have looked at the flood zone issues for development. He voted for the formation of the Park District and understood the authorities he was granting an elected board when he did so. He encourages the Board to take the time to get both design and community outreach completed before deciding on accepting the grant, if it is awarded.
17. Cory Huskinson – believes that the site is unique and the loss of the Wells Nursery and opportunity for Herb Farm restaurant replacement has been a loss

to the community and a park would be a good replacement amenity. He feels that the process has not been managed well by the Board and that the Vision and Mission should have addressed this issue earlier. He inquired about Transfer of Development Rights (TDRs) and how that would affect the development potential of the site to evaluate the threat of a developer.

18. Bruce Johnson – is a civil engineer that does site development. He sees opportunity for getting more ball fields in the Fall City Park, and then use the Wells site for “passive use” only.
19. Dave Hill – contacted the RCO grant manager for this application and clarified that the “active use” designation on the application would not be easily downgraded to “passive use” if that selection was identified in the grant application. Commissioner Harris noted that it was changed to “mixed use”.
20. Terri Divers – challenged the support letters that were referenced in the RCO grant application from Raging River Riders, PRKC, and FCCA. She feels that the Board is not run by leadership in the open but rather by committee. She would like to see the Board document better its decisions, get better organized, and adopt a set of policies and procedures. She suggested that the Board conduct a statistically valid survey of the District to determine whether this grant application should be withdrawn, whether the project warranted further consideration, and if so what types of recreational uses and needs it should address.

Commissioner Harris read aloud the updated Project Description included in the RCO Grant Application which had been revised since the initial grant submittal for review comment in May. He addressed a question posed as to why we are calling it the Wells site, and noted that this is a “common” name that most local folks associate with the site. Commissioner Harris also noted that a FAQ document related to the RCO grant application had been prepared and added to the District website to provide additional information to the community and to answer questions by those who were not able to attend the public meetings.

After discussion and upon motion duly made and seconded, the Board of Commissioners unanimously approved the following MOTION:

The FCMPD will conduct a statistically valid survey of the District to determine the desire of the community for park (and specific uses) and development for existing and potential sites in Fall City. If a majority of survey participants want only passive uses and there is no acceptable mixed-use at this site then the Grant, if awarded, will be turned down by FCMPD.

Due to the extended length of the time spent on the issue of the Wells site grant application, the desire to address some outstanding questions associated with the grant application, and the inability to discuss other items on the agenda prior to the time when the King County Library was scheduled to close, Commissioner Harris suggested adjourning the regular meeting until Thursday, July 29, 2010 at 7:00 PM at the Fall City Masonic Lodge.

After discussion, upon motion duly made and seconded, the Board of Commissioners unanimously approved adjourning the Regular Meeting at 8:55 PM until Thursday, July 29, 2010 at 7:00 PM at the Fall City Masonic Lodge.

The regular meeting of the Board of Commissioners of Fall City Metropolitan Park District (FCMPD) of King County, Washington, was resumed July 29, 2010 at the Fall City Masonic Lodge located at 4304 337th PL SE, Fall City, Washington, at 7:00 p.m. Commissioners Harris, Moderow, Pettersson, and Schneider were present. Due to a prior commitment elsewhere, Commissioner Wilkins joined the meeting via speaker phone to listen to discussion and to vote on issues covered under Item 8B.

Also present were several members of the public (approximately fifteen).

Commissioner Harris noted that written notice of the adjournment and the date, time, and location of the resumed meeting was posted at the Fall City Library, Fall City Post Office, and Fall City Fire Station.

After discussion, upon motion duly made and seconded, the Board of Commissioners unanimously approved addressing Item 8B of the agenda as the first item of business for the resumed meeting.

8. Old Business

B. State Recreation and Conservation Office (RCO) Grant Application – Wells Site Acquisition

Commissioner Harris provided an update for the status of the RCO grant application for the Wells site.

- Responses to FAQ document on website
- Application and exhibits revised
- WWRP Authorizing Resolution
- Technical completion due 7/30/10
- In-person evaluation tentatively 8/18/10

Commissioner Harris read the motion regarding conducting a statistically-valid survey that passed on Tuesday prior to the adjournment. He provided information about survey response rates and their relation to having a statistically-valid survey. In short, when you have statistically representative sampling size, one can say – with a 95% certainty – that the opinions expressed in the sample are the same as those to whom surveys were sent but no responses were received. As an example, a population of 5,000 would require a sample size of 346.

Commissioner Harris addressed the recent e-mailed suggestions received from Dave Hill and by telephone from RCO grant manager, Laura Moxham, to better describe the site layout. He suggested revising the project description accordingly and read this version aloud. Following the submittal of the grant application, he noted that the materials would be available for review and download from the District's website. He also suggested one more special

meeting to review the final edits to the grant exhibits and presentation prior to the presentation of the grant application.

Commissioner Wilkins joined the meeting via speaker phone at this time.

Commissioner Harris read aloud the language of the Washington Wildlife Recreation Program Authorizing Resolution, which is required to accompany the grant application.

After discussion, upon motion duly made by Commissioner Harris and seconded by Commissioner Pettersson, Resolution No. 12 was unanimously adopted as follows:

Resolution No. 12
A RESOLUTION adopting Washington Wildlife and Recreation Program
Authorizing Resolution for the Wells Site Park Acquisition
RCO Project #10-1674

Upon motion duly made and seconded, the Board of Commissioners unanimously approved the resolution to adopt Washington Wildlife and Recreation Program Authorizing Resolution associated with the Recreation and Conservation Office (RCO) grant application for the Wells Site Park Acquisition RCO Project #10-1674.

Commissioner Moderow stated that it is important to stick to the terms of the Motion made Tuesday and to survey the entire District to confirm the desire for this park. If the passive use is desired then the Grant, if received then the Grant would be turned down.

Commissioner Harris described the next steps which include meeting on August 10 to review the preparations for the presentation for the RCO grant evaluators on August 18. The volunteer architect will be involved to prepare revised exhibits that are to be part of the submittal documents.

Commissioner Harris revised the submittal documents and refined the accuracy of the geographic boundary including the service area and other open space and natural areas in the region. He reviewed other parts of the application including the letters of support and the letter of legal opinion from District general counsel, Bruce Disend.

After discussion and upon motion duly made and seconded, the Board of Commissioners unanimously approved to have Commissioner Harris and make final edits as noted during the discussion to the grant application and to submit electronically online the grant application to the RCO website through the PRISM program.

Commissioner Wilkins ended the conference call with the Board at this time.

Commissioner Harris suggested holding a special meeting to continue discussing and deciding issues concerning RCO Grant Application Materials, SE 39th Place access to the Snoqualmie Valley Trail, and the Office Administrator position.

After discussion, upon motion duly made and seconded, the Board of Commissioners unanimously approved holding a Special Meeting on August 10th, 2010 at 7:00 at the Fall City Fire Station to discuss and decide issues associated with RCO Grant Application Materials, SE 39th Place access to the Snoqualmie Valley Trail, and the Office Administrator position.

5. Correspondence

Letters were received from Terri Divers, Lori Parker, Teresa Appleseth, and Dave Hill.

6. Committee Reports

A. Administrative Committee: Commissioner Harris

Website has been updated with approved meeting minutes and grant application materials.

B. Vision, Mission, and Goals Committee: Commissioner Pettersson

No report.

C. Park Lands Committee: Commissioner Moderow

No report.

7. Representative Report: Commissioner Wilkins

No report.

8. Old Business

A. SE 39th Place Access to Snoqualmie Valley Trail (SVT)

Councilmember Lambert provided an e-mail message to the community announcing the access to the SVT via SE 39th Place was officially open.

Commissioner Moderow offered to draft a letter of thanks to Councilmember Lambert and Kevin Brown at King County Parks for reaching a resolution to the closed access to the SVT.

B. (See Above)

C. Office Administrator Position – Hiring Letter for Contract Employee

Four candidates for the Office Administrator position have been interviewed by Commissioners Wilkins and Pettersson. Terry Campbell was identified as the preferred candidate and spoke briefly about her interest in the position and in the community. Commissioner Harris spoke with the District general counsel and he recommended using a hiring letter and setting an hourly wage rate.

Terri Campbell provided a brief statement as to why she wanted the office administrator position working for the District.

After discussion and upon motion duly made and seconded, the Board of Commissioners unanimously approved to hire Terri

Campbell as Office Administrator on contract for the District and to work out the details of the hiring letter in consultation with the District's general counsel.

D. District Logo

Commissioner Pettersson has identified a couple of candidates that could prepare a logo for consideration and offered to check on pricing for their services. Commissioner Schneider suggested that whoever we hire do outreach to the community. Vanessa Allen, President of the FCCA, went through this process and got input from all over the world for free. Nancy White spearheaded this task and would be a resource for Commissioner Pettersson to follow up with Vanessa for Nancy's contact info.

8. New Business

- A. King County Charter Revision on November ballot – Unincorporated Area Representative. King County is changing their Charter to be more responsive to unincorporated areas and it will be included on the November general election ballot.
- B. Update of Committee Assignments – Commissioner Pettersson suggested that the Board review their committees and restate who is working on what issue. For example, the Vision, Mission, and Goals committee has completed its task. It was discussed that it might be appropriate to have a commissioner be the point person for each park site and to also have certain categories such as Administration be represented. No decisions were made at this time.
- C. Commissioner Schneider inquired about approaching the Fire District to ask if the Park District could schedule a meeting with less than the 21-day notice required as part of their meeting room reservation policy. Commissioner Harris noted that the Fire District Board's next regular meeting was at the same time and building as Park District's next special meeting and one of the Commissioners could make a request at that time.
- D. Commissioner Pettersson noted that the King County Flood District parcel along the Snoqualmie River located at 324th Avenue SE and SE 31st Street had had its buildings demolished except for the barn. She noted that she look into having a representative from that organization provide a briefing on the status of that site and its potential use for recreation.
- E. From the Floor:
- Dave Hill requested that his concept plan for the Wells site be included with the grant application materials. Commissioner Harris noted that the RCO only allowed one concept plan per application, but that the concepts he offered would be incorporated into the next version of the concept plan to appear more like a 'bubble plan'. Commissioner Harris noted that he replied favorably via e-mail to the Mr. Hill's suggestion about preparing a revised concept plan he had submitted earlier in the day.

Vanessa asked the Board if the designation of “mixed-use” will limit our flexibility in what goes in. At what point can we get a more solid definition of what uses are allowed and what we intend to use. Commissioner Harris noted that the “mixed-use” term actually offered greater flexibility on what could be included at a park site and that the specific definitions by King County Code were included on the Wells Site Acquisition Project FAQ sheet, which could be found on the District’s website.

10. Adjourn

The next special meeting of the Board of Commissioners of Fall City Metropolitan Park District of King County, Washington, will be held on Tuesday, August 10, 2010, at 7:00 p.m. at the Fall City Fire Station.

The next regular meeting of the Board of Commissioners of Fall City Metropolitan Park District of King County, Washington, will be held on Tuesday, August 24, 2010, at the at the Fall City King County Library, 4301 334th PL SE, Fall City, Washington, at 7:00 p.m.

Upon motion duly made and seconded, the meeting was adjourned at 8:45 p.m.

President and Commissioner

Commissioner

Commissioner

Commissioner

Commissioner

ATTEST:

Clerk and Commissioner